



111 KAM LAKE ROAD  
Kam Lake, Yellowknife  
\$1,195,000 + GST

|                      |                          |
|----------------------|--------------------------|
| <b>MLS®:</b>         | 6395                     |
| <b>Taxes:</b>        | \$16532                  |
| <b>Construction:</b> | Manufactured w/ addition |
| <b>Size:</b>         | 2,286 SqFt               |
| <b>Heating:</b>      | Pellet Boiler            |

|                    |                |
|--------------------|----------------|
| <b>Year Built:</b> | 2000           |
| <b>Style:</b>      | Semi-Detached  |
| <b>Type:</b>       | Industrial     |
| <b>\$/SQFT:</b>    | \$522.75       |
| <b>Fuel Type:</b>  | Pellet and Oil |



Dwayne Simmons

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**CENTURY 21**  
Prospect Realty



5124 48 Street  
Yellowknife, NT X1A 1N6

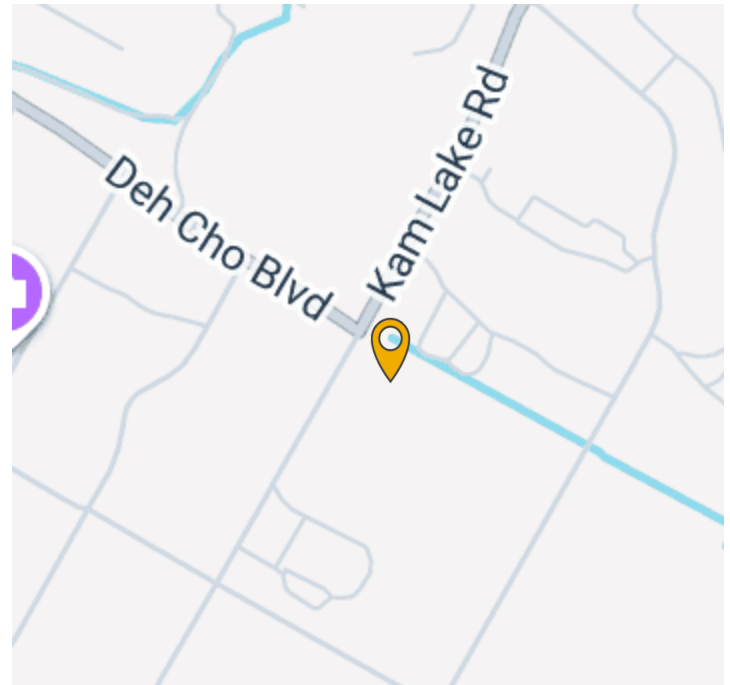
## ABOUT THIS PROPERTY

Expansive commercial lot on Kam Lake Road – endless potential and highly visible due to it being on the main road of Kam Lake and at the intersection of Deh Cho Blvd. This sprawling lot on Kam Lake Road offers just under 80,000 sq ft of fully developed, flat land, presenting limitless possibilities for business, storage, or expansion. The property features a 40x100 ft Quonset, ideal for storage, workshops, or commercial use. Additionally, a semi detached, modular building with an addition provides 2 separate rental or staff housing units:

- Unit 1: 2 bedrooms, 1 bathrooms
- Unit 2: 3 bedrooms, 2 bathrooms

With its prime location and versatile infrastructure, this property is a rare opportunity for investors, businesses, or those seeking a multi-use space in a highly desirable area.

Call Dwayne today to book a showing (867)445-8380



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